Shepaug Building Committee
Shepaug AgriScience & Science Lab
March 29, 2021

Call to Order

Mr. Gregory Cava, Chairman, of the Shepaug Building Committee, called the Special E-Meeting to order on Monday March 29, 2021 at 10:01 am.

Present were the following:

Committee:	Valerie Andersen, Tony Bedini, Gregory Cava, Jay Hubelbank, John Kuck, Alex McNaughton
Administration:	Megan Bennett, Superintendent; Nicole Grant, Director of Finance; Kim Gallo, SVS Principal; and Don O'Leary, Director of Facilities
Others Present:	Tim Chan, O&G. Charles Boos, Jennifer Mangiagli, Kaestle Boos John Buonaiuto, BOE Jim Briton, Washington First Selectman Joan Lodsin, Washington Community Member

Approval of Minutes

MOTION: made by Tony Bedini, seconded by Alex McNaughton to adopt the March 15, 2021 minutes, with amendment to include the reporting on the death of 1 ewe and 2 lambs.

Discussion on the death of the sheep. Chairman Cava reported that autopsy results have not been received meaning the cause of death is not known yet. Chairman Cava and Kim Gallo acknowledged that there were high levels of copper found in tests which is compromising the health of the animals.

VOTE:	in favor:	Valerie Andersen, Tony Bedini, Gregory Cava, John Kuck, Alex McNaughton
	abstained:	Jay Hubelbank

Motion passes 5-0-1.

Chairman's Report:

Other than current issues being worked on, Chairman Cava did not have anything more to report and asked if anyone had questions. Jay Hubelbank asked where is the committee going with the building project as there are continuous meetings with issues involving O&G and KBA and feels these are not being resolved. It had been suggested that the committee have a special meeting for this discussion. Chairman Cava stated he does feel like progress is being made but it is not at a point where there is discussion or resolution. In regards to the letter sent by Kaestle Boos, that will be discussed at an upcoming meeting.

Change Orders:

MOTION: made by Alex McNaughton, seconded by Jay Hubelbank to approve Proposed Change Order **P2-229**, in the amount of $5,071.00, is for the final bond cost reconciliation for the net change orders added to Banton Construction's contract. This cost represents the increased bond premium for the $597,129.00 increase to the final contract value.

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VOTE: unanimous (motion passes 5-0, John Kuck was off Zoom during the vote)

MOTION: made by Alex McNaughton, seconded by Jay Hubelbank, to approve Proposed Change Order **P2-230**, in the amount of $7,976.00 (includes all overhead and profit), is for the labor and material to supply and install four (4) additional heavy duty screen doors for the exterior doors in the Large Animals area, per KBA Proposal Request #33.

Discussion on the change order. It was verified that Scope is the sub-contractor. This PCO had not been approved yet and that once approved Tim will place the door order. Payment to Scope will be made once the work is complete. If ordered today the doors are a four week lead time with one day to install. Tim stated that work should be completed within the first two weeks of May. The purpose of the screen doors is for ventilation and to reduce condensation. It was requested that Tim notify Sue once the order is placed and will then share the information with the committee. The design of the building was questioned to which Tim explained it was a delegated design to the specifications of the architectural drawings. The four doors are for the interior side of the alpaca stalls. Jennifer questioned if the flooring decision would be impacted by the height of the doors? For example if matting were to be placed on the floor in the stalls, the matting height would need to be considered. Stated was that the flooring being looked into is an epoxy type covering of appx. 1/16" and should not affect the doors. Chairman Cava reported that he has had discussions with Mark Jeffko who is in the process of gathering information for a presentation. The flooring includes areas F1 (woodworking), F2 (small engine room), F3 (welding), the greenhouse, the large animal areas, the viewing areas, garage and storage areas in Building F. Tim shared that the type of doors being ordered will have the capability to accommodate matting if ever used in the future.

VOTE: in favor: Valerie Andersen, Tony Bedini, Gregory Cava, Jay Hubelbank, Alex McNaughton

opposed: John Kuck

Motion passes 5-1.

MOTION: made by Alex McNaughton, seconded by Jay Hubelbank, to approve, Proposed Change Order **P2-231,** in the amount of $11,333.00 (includes all overhead and profit), is for the labor and material to fabricate and install break metal closure pieces at the jambs of all the sliding doors in the Barn, per KBA ASI#61.

Discussion on the change order. Hours and cost of $3000 by Scope for supervision of subcontractor was questioned. Tim added to the conversation stating that Scope is being asked to return to the site to do additional work. During discussion a second option had been asked for which would be to only close the large gap at the bottom of the door with a plate or pressure treated wood.

MOTION: made by Alex McNaughton, seconded by Valerie Andersen to table Proposed Change Order **P2-231** until further information is received.

VOTE: unanimous. Motion to table passes 6-0.

MOTION: made by Alex McNaughton, seconded by Tony Bedini, to approve Proposed Change Order **P2-232**, in the amount of $$5,136.00 (includes all overhead and profit), is for the labor and material to install new sheaves and belts for LEF-1 and install additional dampers on the ductwork for LEF-1 & LEF-2 service the fume hoods in Lab 1 and the Science Prep Room, as well as the cost for a second trip to certify the hoods to the ASHRAE-110 testing standards. The exhaust fans were all balanced to the contract documents. When the ASHRAE-110 testing was being performed, it was discovered that the contract balancing values were two time higher than the upper maximum for the ASHRAE-110 certification.

Discussion on the change order. Tim reported on the balancing and certification. It was reported this is work that had been completed and that during inspection, the balancing inspector noted the speed of the air was too fast. Belts and dampers need to be changed. Discussion on fume hood specs and contract. Committee questioned whose responsibility does this fall with? KBA was asked to respond to the statement. Jennifer stated that they are waiting for more information from RZ on the mechanical side. Jennifer stated that the specs were reviewed with Tim Chan and what KBA required was substituted with a different brand name not in the specs. Jennifer read testing procedures from their specifications. Tim stated that the balancing had been done to the contract documents. During the ASHRAE-110 inspection is when the problem with the fans had been found. Tim will look back to the Commissioning Agent's report. Don O'Leary added to the conversation. Work on the hoods has already been done.

MOTION: made by Valerie Andersen, seconded by Alex McNaughton to move Change Order P2-232 onto the next agenda.

VOTE: unanimous (motion passes 6-0)

Valerie Andersen brought to the attention of the committee that some of the PCO's submitted, the work has already been done others have not. Tim addressed the question stating that the PCO's having been completed were ones in which it was felt the worked needed to be completed immediately for safety reasons.

Proposed Change Order **P2-233.** Tim feels this may not be reimbursable by the State. Jennifer commented that this should be reimbursable since it was a program change therefore the finishing room exhaust needs to be upgraded. It was noted by Superintendent Bennett that the program has not changed and is aware that there is a disagreement. If this is going to be work at the District's expense Chairman Cava feels that an RFP should be put out.

It had been suggested that the committee meet separately, possibly in executive session to determine the direction they would like to go in with some of these issues.

Regarding the exchange rate in the finishing area, Kim Gallo stated that having received more information, she now believes she can order the proper face masks. The current exchange rate is 1 air change per 30 minutes/ 2 per hour. The proposed exchange is 1 per minute/60 per hour.

No action was taken on Proposed Change Order **P2-233**.

11:04 John Kuck exited Zoom.

Pending Payments, Contractual Cost:

MOTION: made by Jay Hubelbank, seconded by Alex Mcnaughton to approve payment to **BVH**, invoice # 02117166.00-25, dated November 20, 2020 in the amount of $2,869.85 and invoice # 02117166.00-26, dated December 22, 2020 in the amount of $1313.95.

Questions on the monthly commissioning fees. Don O'Leary addressed. Noted is that this brings BVH to 100% and this should be their last invoice.

VOTE: unanimous (motion passes 5-0)

MOTION: made by Jay Hubelbank, seconded by Tony Bedini to approve payment to **KBA**, invoice # 15073.01-37, dated January 29, 2021 in the amount of $1,045.00 reimbursement for Martinez Couch services.

VOTE: in favor: Valerie Anderen, Gregory Cava, Jay Hubelbank, Alex McNaughton

opposed: Tony Bedini

Motion passes 4-1.

MOTION: made by Alex McNaughton seconded by Jay Hubelbank to approve payment to **KBA** invoice #15073.01-38, dated January 29, 2021 in the amount of $1,045.00 reimbursement for Martinez Couch services.

VOTE: in favor: Valerie Anderen, Gregory Cava, Jay Hubelbank, Alex McNaughton

opposed: Tony Bedini

Motion passes 4-1.

MOTION: made by Alex McNaughton, seconded by Jay Hubelbank to approve payment to **Day Pitney L.L.P** invoice #34104801, dated January 8, 2021 in the amount of $624.00

VOTE: unanimous (motion passes 5-0)

MOTION: made by Tony Bedini seconded by Alex McNaughton to approve AIA Document G702-1992, **Application NO: 27**, dated March 3, 2021 in the amount of $249,270.88.

Tim Chan reviewed retainage sheets and answered questions. Nicole Grant has reviewed the document and is satisfied.

VOTE: in favor: Tony Bedini, Gregory Cava, Jay Hubelbank, Alex McNaughton

opposed:

abstain: Valerie Andersen

Motion passes 4-0-1.

Upcoming Decisions:

Other Matters:

Adjournment:

There being no further business, the meeting was adjourned by consent at 11:30 am

Next Scheduled Meeting April 19, 2021 10:00 a.m. Zoom

SH/March 2021